



**\$479,900**

- **Nailed Down Hardwoods**
- **Granite Kitchen with Stainless Steel Appliances**
- **Media/Game Room up**
- **3 Car Tandem Garage**



**3613 Cascades Dr**

**The Cascades**

**Stonebridge Ranch**

*Exquisite Highland Custom with Classic Architecture, Rich Finishes, Professional Landscaping and Sprawling Back Yard.*

- Brick & Stone Façade
- Walk up adorned w/Lush Landscaping
- Soaring Foyer with Iron Chandelier
- Staircase with Wrought Iron Spindles
- Hand Scraped Hardwoods in Foyer, Study, Dining & Family Rooms
- Study w/French Doors & Rich Molding
- Formal Dining with 14' Ceiling and Elegant Chandelier
- Inviting Family Room with Wall of Windows, Molding and Ceiling Fan
- Stone Fireplace with Raised Hearth and Custom Wood Mantle
- Built in Media Cabinet
- 6" Baseboards & Neutral Colors
- Granite Gourmet Kitchen
- Rich Stained Built in Cabinetry and Stone Backsplash
- Staggered Tile Flooring
- Granite Island with 5 Burner Gas Cooktop, Breakfast Bar & Pendant Lighting Above
- SS Built in Microwave, SS Double Convection Oven, SS Dishwasher, and 60/40 Under Mount Sink
- Walk in Pantry with Deep Shelves
- Rich Wood Built in Bookcase
- Bright Breakfast Area w/Chandelier
- Separate Utility with Cabinetry
- Main Level Powder Room
- Vaulted Master Suite w/Bay Window
- Lavish Bath with Marble Counter and Dual Sinks, Large Walk in Closet
- Separate Shower and Jetted Tub with Diamond Tile Accents
- Spacious 2nd Bedrooms upstairs are Vaulted with Walk in Closets
- Two Full Baths up with Tile Flooring
- Large Vaulted Game Room up with Window Seat and Recessed Lighting
- Vaulted Media Room has Double Doors, Wall Sconce Lighting, Prewired for Surround Sound
- Covered Porch, Wood Fencing
- Huge Grassy Yard

**Stonebridge Ranch: Sandy beach club, aquatic pool, parks with jog/bike trails, tennis, lake/pond and playgrounds.**

**Description: 4 Bedrooms/ 3.5 Baths/ 2 Dining/ Living/ Game/ Media/ 3 Car Tandem Garage**

MLS:	13539953	Kitchen:	16 x 12	Family Room:	20 x 17	Master Bedroom:	18 x 15
Subdivision:	The Cascades	Formal Dining:	15 x 11	Study:	13 x 11	Bedroom 2:	13 x 12/2
Year Built:	2006	Breakfast:	12 x 9	Media Room:	18 x 13/2	Bedroom 3:	12 x 12/2
Sq. Feet:	3,445/Appraisal	Utility:	8 x 6	Game Room:	17 x 14/2	Bedroom 4:	12 x 11/2
Lot Size:	0.166 acres					Garage:	Tandem 3 Car
Schools:	Frisco ISD	Elementary School:	Comstock	Middle School:	Scoggins	High School:	Independence



*Jane Clark*  
reality group

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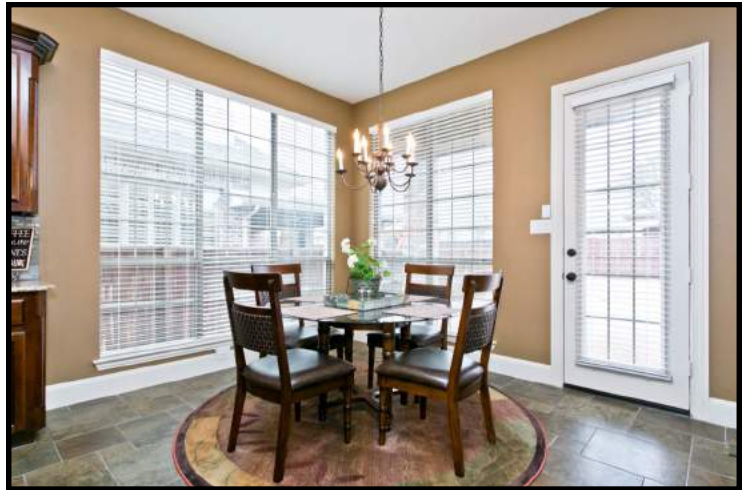
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**kw**  
KELLERWILLIAMS.

The information contained herein is furnished by the owner to the best of his knowledge but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, change of price prior sale or withdrawal without notice. In accordance with the Law, this property

\*Schools subject to verification through Frisco ISD. Client to confirm measurements.





# **3613 Cascades Dr The Cascades**

## **Amenities & Updates**

- Architectural Arches, Rounded Corners & 6” Baseboards
- Nailed Down Hand Scraped Hardwood Flooring
- Solid Core Doors, Crown Molding & Extensive Millwork
- Granite Kitchen & Furniture Style Granite Island with seating
- Stainless Steel Appliances, Double Convection Ovens & 60/40 Sink
- Inviting Family Room with Large Windows offering view of Large Grassy Yard
- Floor to Ceiling Stone Gas Fireplace with Raised Hearth
- Vaulted Game Room with Window Seat
- Vaulted Media with Wall Sconce Lighting
- Covered Porch with Ceiling Fan
- Gas Wood Burning Brick Fireplace & Hearth
- Professionally Landscaped
- 3 Car Garage Tandem
- Double Pane Low E Windows
- Frisco ISD Schools

## **Gabe Nesbitt Amenities**

- Apex Centre—McKinney's New Aquatics and Fitness Facility
- 5 Baseball Fields lighted with grass infields & covered seating
- 5 Softball Fields lighted with covered seating
- PSA Arena
- Skate Park
- Tennis Complex
- Hike & Bike Trails and Jogging Track
- Concessions with Restrooms
- The John & Judy Gay Library

## **Stonebridge Ranch Amenities**

- Sandy Beach Club
- Aquatic Pool
- Stonebridge Plaza: Pavilion, Playground and Pickle Ball Courts
- Playgrounds
- Parks with Walking, Jogging & Bike Trails
- Tennis Courts
- HOA sponsored community events: Beach Club Parties, Holiday Celebrations, Fishing & More